MEMORANDUM

DATE:       June 30, 2008

TO:         Montgomery County Planning Board

VIA:        Catherine Conlon, Subdivision Supervisor
            Development Review Division (301) 495-4542

FROM:       Stephen Smith  Development Review Division (301) 495-4522

SUBJECT:    Informational Maps and Summary of Record Plats for the Planning Board
            Agenda for July 10, 2008

The following record plats are recommended for APPROVAL, subject to the appropriate
conditions of approval of the preliminary plan and site plan, if applicable, and
conditioned on conformance with all requirements of Chapter 50 of the Montgomery
County Code. Attached are specific recommendations and copies of plan drawings for the
record plat. The following plats are included:

220071180  Whites Store Estates
220081230  Edgemoor
PLAT NO. 220071180

Whites Store Estates
Located in the northeast quadrant of the intersection of Whites Store Road and Peach Tree Road
RDT zone; 1 lot
Private Well, Private Septic
Master Plan Area: Agriculture and Rural Open Space
Michael Rubin, Applicant

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A (a)(8) of the Subdivision Regulations, which states:

Plats for Certain Residential Lots located in the Rural Density Transfer Zone. Up to five lots are permitted under the minor subdivision procedure in the RDT zone provided that a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan of subdivision. In addition:

a. Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;

b. Any required street dedications along the frontage of the proposed lots must be shown on the record plat;

c. An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots; and

d. Lots created in the RDT Zone through the minor subdivision procedure must not exceed an average lot size of five (5) acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision.

c. Forest conservation requirements must be satisfied prior to recording the plat.

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(8) and supports this minor subdivision record plat.

PB date: 7/10/08
RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET
(This form contains 3 pages)

Plat Name: White Store Estates  Plat Number: 220071180
Plat Submission Date: 3/12/07
DRD Plat Reviewer: Jasmin Atem
DRD Prelim Plan Reviewer: C. Conlon
*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. 720060650 Checked: Initial 305 Date 4/26/07
Preliminary Plan No. N/A Checked: Initial Date
Planning Board Opinion – Date N/A Checked: Initial Date
Site Plan Name if applicable: N/A Site Plan Number: 
Planning Board Opinion – Date N/A Checked: Initial Date

Lot & Layout V Lot Area V Zoning V Bearings & Distances V
Plan # V Road/Alley Widths V Easements V Open Space N/A V Non-standard
BRLs N/A Adjoining Land V Vicinity Map V Septic/Wells V
TDR note N/A Child Lot note N/A Surveyor Cert V Owner Cert V Tax Map V
SPA N/A

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Final DRD Review:

DRD Review Complete: Initial 305 Date 6/30/08
(All comments rec'd and incorporated into mark-up)
Engineer Notified (Pick up Mark-up):
Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:
Plat Agenda:
Planning Board Approval:
Chairman's Signature:

DPS Approval of Plat:
Engineer Pick-up for DPS Signature:
Final Mylar for Reproduction Rec'd:

Plat Reproduction:
Addressing:
File Card Update:
Final Zoning Book Check:
Update Address Books with Plat #:
Update Green Books for Resubdivision:
Notify Engineer to Seal Plats:
Engineer Seal Complete:
Complete Reproduction:
Sent to Courthouse for Recordeation:

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Created 2005/Revised July 2006
Page 1 of 3
RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment
   a) Total area does not exceed 5% of combined area affected: ________________
   b) No additional lots created: ________________
   c) Adjusted line is approximately parallel/does not significantly change shape of the lots: ________________
   d) Date sketch plan submitted: ________________
   e) Sketch plan revised or denied within 10 business days: ________________
   f) Final record plat submitted within ninety days: ________________
   g) Sketch shows following information:
      i) proposed lot adjustment: ________________
      ii) physical improvements within 15 feet of adjusted line: ________________
      iii) alteration to building setback: ________________
      iv) amount of lot area affected: ________________

(2) Conversion of Outlot into a Lot
   a) Outlot not required for open space or otherwise constrained: ________________
   b) Adequate sewerage and water service/public or private: ________________
   c) Adequate public facilities and AGP satisfied: ________________
   d) Any conditions/agreements of original subdivision: ________________
   e) Special Protection Area, Water Quality Plan required: ________________

(3) Consolidation Of Two of More Lots
   a) Any prior subdivision conditions: ________________
   b) Part of lot created by deed prior to June 1 1958: ________________

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot
   Any subdivision/conditions; APF agreement satisfied: ________________

(5) Plat of Correction
   a) All owners and trustees signed: ________________
   b) Original Plat identified: ________________

(6) Plats for Residually Zoned Parcels Created by Deed prior to June 1958
   a) Deed(s) submitted: ________________
   b) Developable with only one single family detached unit: ________________

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels
   a) Adequate Public Facilities satisfied: ________________
   b) Street dedication required: ________________
   c) Forest conservation: ________________
   d) Storm water management: ________________
   e) Special Protection Area/Water Quality Plan: ________________
   f) Landscaping and lighting plan including parking lot layout: ________________
g) Approved Special Exception:

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum
a) Number of Lots:
   ok
b) Written MCDPS approval of proposed septic area:
   ok
  U/A
   ok
   NEED

c) Required street dedication:
d) Easement for balance of property noting density and TDRS:
   ok

  NEED

e) Average lot size of 5 acres:

f) Forest Conservation requirements met:

  NEED